

# APARTMENT ELECTRICAL SERVICES MANUAL

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## *Brooklyn on Brookes*

**KLENNER MURPHY ELECTRICAL**

1/1/2014



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### **IMPORTANT OWNER INFORMATION**

*Please read this information leaflet as it will assist you to understand the operation and maintenance requirements of your electrical, communications and security installation.*

# **SECTION 1 – OPERATION & MAINTENANCE**



Your apartment has been electrically wired to your local distribution board located behind the door of the 2<sup>nd</sup> bedroom or in the hallway. This distribution board supplies electricity to all the; power points, lights, air-conditioning, oven and general kitchen appliances within your unit.

The lighting throughout the apartment has a mixture of energy efficient LED and fluorescent lighting. All lights are controlled via local room switches, operating the lights to be on or off.

The electricity supply to this building and hence your apartment is provided through a bulk supply agreement with the body corporate and the electricity retailer. Your individual electricity meter is located in the common corridors, in a secure electrical cupboard. The building manager will provide access should you want to check your meter reading or in the event of a major electrical malfunction in your apartment. The main circuit breaker is located in the electrical cupboard. Please advise the building manager immediately if this situation arises.

## **Light Fittings**

Your apartment is fitted with lights in the following locations: -

### *LED Light Fittings*

- Lounge Area
- Dining Area
- Kitchen
- Hall and Bathrooms

### *Fluorescent Light Fittings*

- Bedrooms
- Kitchen under cabinet lights

## **Light Switches and Power Points**

Your apartment is fitted with Clipsal C2000 series range of products in gloss white finish.

Should you encounter difficulty in operating these devices, please advise the building manager or call a qualified electrician to attend to the fault. DO NOT attempt to fix the device yourself serious electrical injury may occur.

## **SECTION 2 – SMOKE ALARMS**



Your apartment has been fitted with Photoelectric smoke alarms (1 or 2 where applicable) these area 240/9 volt smoke alarm device. This device is connected to the 240 volt power within your apartment and is equipped with a battery backup facility. The smoke alarm device requires maintenance and testing each month to ensure reliability.

It is recommended the 9 volt battery be changed annually with alkaline battery such as Duracell or Energiser. Should the battery fail or become flat, the alarm will “chirp” periodically until the battery is replaced.

The smoke alarm device must never be removed or disarmed as it provides the only early warning protection within your apartment. The smoke alarm protects you and the apartment occupants from suffocation due to smoke inhalation when you are asleep.

If you are uncertain about how to replace the battery or silence a low battery alarm, please advise your building manager.

## **SECTION 3 – SAFETY SWITCH**

### **(Residual Current Circuit Breaker)**



Your apartment is equipped with safety switches to prevent electrical shock and possible fire resulting from an electrical fault. Depending on your circumstances, you may from time to time experience nuisance tripping of the safety device. Below is an action guide that should be carried out prior to calling for assistance from the building manager or qualified electrician.

The most likely causes of nuisance tripping are the following:-

- Irons, Kettles and Toasters
- Dishwashers
- Refrigerators
- Fish Tank Lights
- Washing Machines
- Clothes Dryers
- Water in Light Fittings

If the safety switch trips while you are present, assess the possible cause at the time of the outage. If no obvious cause can be found, attempt to reset the safety switch.

Switch “on” each power circuit breaker individually. If the safety switches trips, note the circuit breaker that trips. Leave the offending circuit breakers “off” and reset the other safety switches where required. Do the same with the light circuit breakers, if the safety switch trips from the light circuit breaker being operated, you may need to call a qualified electrician for further advice and service. Do not attempt to continually reset the switch.

If it is a power circuit that is tripping, determine which power points are affected by unplugging all appliances; include dishwasher, clothes dryer and washing machine etc. then attempt to reset the safety switch. After a successful reset, plug appliances back in and turn on at the power point, one by one. If they safety switch trips as an appliance is plugged in and turned on, you will realise which one is the offending appliance.

Note – most nuisance faults are caused by excess build up of ice, particularly in frost free refrigerators and freezers. This is mainly due to high content of moisturiser in the air, which these faults are often hard to trace after a trip. If you experience nuisance tripping and cannot find the source by the aforementioned methods, it is recommended that the fridge or freezer be switched off for a 2 hour period. This will extend the automatic defrost period of the appliance to catch up with removal of ice build-up.

Many older appliances will begin to “leak” electricity over time, particularly a fridge or freezer.

DO NOT at any time remove the cover from the electrical switchboard in your apartment.  
DO NOT attempt to make an electrical repair to appliances. Always call a qualified electrician.

## **SECTION 4 – PAY TV & CONNECTIONS**



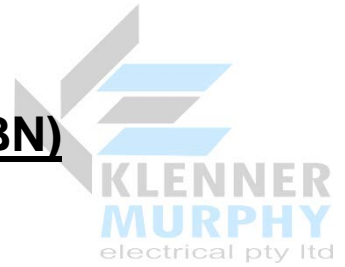
Your apartment is equipped with standard “free to air” television access. All connections directly to your TV will connect into the FTA point on the wall which will be F Type Male (screw connection), to Pale Male to your TV which is a typical push connection (depending on your TV). All television infrastructure is digital compliant and ready for connection from your digital television or set top box. Labelling of outlets is located behind the outlet plate – simply remove the cover to determine outlets.

Each apartment has been wired to comply with Foxtel requirements. All connections for pay TV will be made with the SAT and PDR points on your wall, using an F Type Male to F type Male screw connections. To activate your pay TV connection, should you require it, you will need to do the following.

Communicate the information below to Foxtel:-

- Building Address
- Your apartment number
- Advise Foxtel of your account number if you are existing customer, or
- Establish an account with Foxtel
- Visit the Foxtel website [www.foxtel.com.au](http://www.foxtel.com.au) , or
- Contact Foxtel direct on 1300 785 622

## **SECTION 5 – COMMUNICATIONS (NBN)**



The main building's communications network is provided by the NBN Network, which is a fibre based system to your apartment. Both telephone and internet lines are provided over this service.

The NBN set up is located with the wardrobe in the 2<sup>nd</sup> bedroom. The setup provided by NBN has the fibre connection box, the power supply for the network and the Network Termination Device – which is where you can plug into get your services.

Again, the labelling of the outlets is located behind the outlet cover plate, simply remove the cover to determine outlets.

The NBN Network is a very flexible network that allows multiple services to be provided over the one network. It is the owner's responsibility to contact their preferred carrier to establish an operating account.

## **SECTION 6 – SECURITY INTERCOM & BUILDING ACCESS**



This section covers the following:-

- Apartment Access
- External Building Access
- Vehicle Access

A proximity Card/fob tag access control system is installed in the building. In general the fob Tag allows you to access the following:-

- Lift Cars
- Reception and Walk through Entry Doors to Ground Floor
- Basement Vehicle Access
- Gym Room
- Bike Lock up Area
- Pool area on Level 1

### **Apartment Access**

Your apartment fob Tag will allow access to the lift car, basements, your specific apartment floor and resident community areas. When you enter the lift, use your fob tag to automatically activate access to your level.

### **External Building Access**

In your apartment you have an intercom handset. Any person at a manual call station can contact your apartment by pressing the relevant apartment number followed by the call symbol. To allow access simply press the door release button on your apartment handset. This will allow lift access from the grounder floor to your apartment floor. Access shall be provided for approximately one minute after which time the system will reset unless the lift has commenced its travel to the designated floor. Once the person has exited the lift, the access system will reset itself automatically.

### **Vehicle Access**

Your fob tag will allow you access to the secure basement car park by swiping the tag at the car park entry. You will then have access to your apartment via the lift.



## SECTION 7 – DATA SHEETS FOR EQUIPMENT

ArcLighting

IP44 Rated 7W, & 10W fixed downlight suitable for all domestic applications.



| CODE            | BEAM ANGLE | COLOUR TEMP. | WATTS | LUMENS | TRIM COLOUR |
|-----------------|------------|--------------|-------|--------|-------------|
| 2000/7W/3K/WHT  | 90°        | 3000K        | 7     | 405    | WHITE       |
| 2000/7W/4K/WHT  | 90°        | 4000K        | 7     | 440    | WHITE       |
| 2000/7W/6K/WHT  | 90°        | 6000K        | 7     | 470    | WHITE       |
| 2000/10W/3K/WHT | 90°        | 3000K        | 10    | 700    | WHITE       |
| 2000/10W/4K/WHT | 90°        | 4000K        | 10    | 760    | WHITE       |
| 2000/10W/6K/WHT | 90°        | 6000K        | 10    | 785    | WHITE       |

Trim available in White / Black / Silver Please use these ordering codes

White - WHT  
Black - BLK  
Silver - SIL

Dimmable driver is available - Please use /DIM at end of product code when ordering.

We make every effort to ensure that all product descriptions and images are correct however arclighting pty ltd will not be held responsible for any losses or damaged this information may cause.

# 2002

33 mm



90 mm



80 mm

### SPECIFICATIONS

- 7w or 10w Samsung led Chip
- 50,000+ hour lifespan
- Opal Diffuser.
- Aluminium and die cast alloy construction.
- Low Profile for limited ceiling cavity.
- Installation springs suitable for ceiling thickness up to 40mm.
- Supplied completely assembled with driver and flex and plug.
- Supplied with non dimmable driver.

P. 07 3181 5637 | F. 07 3181 5697 |  
E. info@arclighting.com.au  
Level 27, Santos Pl, 32 Turbot St, Brisbane QLD 4000



**BIG ENOUGH TO COUNT,  
SMALL ENOUGH TO CARE**

### **Slimline Fluorescent**

An energy efficient range of aesthetically pleasing fittings suitable for use in installations requiring discreet lighting with limited space. The fitting is versatile enabling multiple fittings to be linked directly or with joiner cables. They are easily mounted with snap-in brackets or screw-down mounts. Ideal for under cabinet installations, sign-boxes.

### **Features:**

- Slimline design
- Easy installation
- Phillips triphosphor lamp
- Electronic ballast
- Supplied with 180mm joining cord and power cord
- Removable reeded diffuser

### **Options**

- Linking cord - 300mm and 600mm
- 3000k, 4000k or 6500k lamps

### **Applications:**

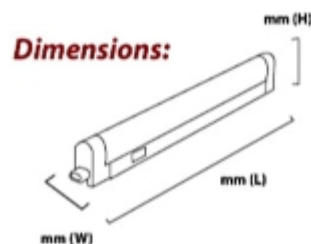
- Lighting of display cases
- Under shelf applications
- Signboxes

### **Dimensions:**

| Art. No | LENGTH (L) | HEIGHT (H) | WIDTH (W) |
|---------|------------|------------|-----------|
| DBL8    | 354mm      | 44mm       | 22mm      |
| DBL14   | 640mm      | 44mm       | 22mm      |
| DBL21   | 914mm      | 44mm       | 22mm      |
| DBL28   | 1214mm     | 44mm       | 22mm      |



**SLIMLINE FLUORESCENT**



**Dimensions:**

Unit 13, 14-28 Ivan Street, Arundel, Queensland, Australia, 4214  
Tel: (07) 5528 9041 Fax: (07) 5537 4329 website: [www.ndlight.com.au](http://www.ndlight.com.au)



## Lifestyle Series

The Martec Lifestyle no light is a 1300mm (52") full die cast aluminium ceiling fan with an exceptional airflow. Offering a 12.5 degree blade pitch and 4 sleek solid plywood blades it is both versatile and stylish.

### Features

- Anti-rust\* die cast aluminium body
- 3 Year in home warranty
- 3 Speed wall control with light switch
- Fully reversible for summer & winter
- Powerful 153mm x 15mm efficient motor
- Electronically factory balanced blades
- Reversible blade colour on antique brass model (Rosewood/beech)
- Sealed solid plywood blades
- Remote control adaptable
- 1300mm (52")
- Hangsure angle canopy
- 12.5 Degree blade pitch

**DLS134B - DLS134W - DLS134A**



\*Anti-rust does not mean that the fan is rust proof



### Technical Information

|         | FORWARD |      |        | REVERSE |      |        | WALL CONTROL                 | LUMINOUS FLUX | MAX AIR FLOW    |
|---------|---------|------|--------|---------|------|--------|------------------------------|---------------|-----------------|
|         | HIGH    | MED  | LOW    | HIGH    | MED  | LOW    |                              |               |                 |
| RPM     | 195     | 131  | 90     | 198     | 131  | 90     | 3 Speed<br>2+3.5µF /<br>300V | N/A           | 226 m3<br>min-1 |
| CURRENT | 0.293A  | 0.2A | 0.138A | 0.279A  | 0.2A | 0.138A |                              |               |                 |
| POWER   | 69W     | 30W  | 14.6W  | 69W     | 30W  | 14.6W  |                              |               |                 |

Please note the above data is only relevant when a wall control supplied with the fan is used – data may vary when remote control kits are fitted.



## Lifestyle Series

The Martec Lifestyle halogen light is a 1300mm (52") full die cast aluminium ceiling fan with an exceptional airflow. Offering a 12.5 degree blade pitch and 4 sleek solid plywood blades it is both versatile and stylish.

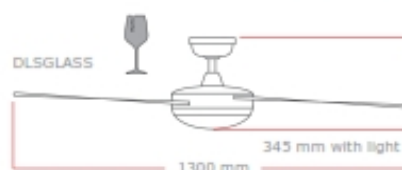
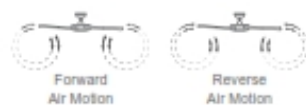
### Features

- Anti-rust\* die cast aluminium body
- 3 Year in home warranty
- 3 Speed wall control with light switch
- Fully reversible for summer & winter
- 100w 78mm halogen globe included
- Electronically factory balanced blades
- Reversible blade colour on antique brass model (Rosewood/beech)
- Sealed solid plywood blades
- Remote control adaptable
- 1300Mm (52")
- Hangsure angle canopy
- 12.5 Degree blade pitch

### DLS1341B - DLS1341W - DLS1341A



\*Anti-rust does not mean that the fan is rust proof



### Technical Information

|         | FORWARD |      |        | REVERSE |      |        | WALL CONTROL                 | LUMINOUS FLUX | MAX AIR FLOW    |
|---------|---------|------|--------|---------|------|--------|------------------------------|---------------|-----------------|
|         | HIGH    | MED  | LOW    | HIGH    | MED  | LOW    |                              |               |                 |
| RPM     | 195     | 131  | 90     | 198     | 131  | 90     | 3 Speed<br>2+3.5μF /<br>300V | 1600 lm       | 226 m3<br>min-1 |
| CURRENT | 0.293A  | 0.2A | 0.138A | 0.279A  | 0.2A | 0.138A |                              |               |                 |
| POWER   | 69W     | 30W  | 14.6W  | 69W     | 30W  | 14.6W  |                              |               |                 |

Please note the above data is only relevant when a wall control supplied with the fan is used – data may vary when remote control kits are fitted.



# LIFESAVER

## PSA LIFESAVER 5800

### Photoelectric smoke alarm

- ✓ Sensitive to slow smouldering fires
- ✓ 240VAC with 9V battery backup
- ✓ Insect screen over smoke sensing chamber to reduce nuisance alarm

**PATENTED  
NEW QUICK  
SLIDE DESIGN**



#### Features:

- ✓ Australian design and patented
- ✓ Hinge-less surface mount base plate
- ✓ Easier and quicker to fit and install
- ✓ Extra large cable terminals for easy installation
- ✓ Multiple fixing holes to suit junction boxes and knock out for conduit entry
- ✓ Suitable for ceiling or wall mount
- ✓ Extra large Test & Hush button for easy testing. Designed for easy reach with broom handle
- ✓ 4th terminal (9V) allows operation with fire indication panel to form part of an early warning indicator system

#### Specifications:

|                         |   |
|-------------------------|---|
| Compatible with:        | All PSA Lifesaver range of smoke alarms, heat alarm, strobe light and auxiliary devices, Remote test and hush plate and chip, Interconnect up to 24 units |
| Detection Method:       | Photoelectric   |
| Alarm Sound:            | 85dB at 3 metres  |
| Low Battery Indication: | Sounds a chirp at 30-40 second intervals, in addition to red LED indicator flashing   |
| Alarm Duration:         | As long as smoke is present, unit automatically resets when smoke clears  |
| Alarm Indication:       | Flashing red LED indicator  |
| Compliance:             | Activefire listed to AS3786:1993. Australian Standards Certified Product. Australian Electrical Authority Approval  |
| Power Requirement:      | 240V AC 50Hz sine wave supply. Supplied with alkaline 9Vdc battery  |
| Rating:                 | 80mA max per alarm  |



FIRE • SECURITY • INTERCOMS

[psaproducts.com.au](http://psaproducts.com.au)

1300 772 776

[enquiry@psaproducts.com.au](mailto:enquiry@psaproducts.com.au)



ELECTRICAL ACCESSORIES

Technical Data Sheet



## Classic C2000 Series Horizontal Switched Socket Outlets

### Clipsal C2000 – Horizontal Socket Outlets

#### Specifications

|  |
|--|
| Operational Voltage: 250V a.c. 50Hz                              |
| Dimensions: 116mm x 76mm   |
| AS/NZS 3112  |
| Standard Colours: WE - White<br>Electric, CM - Cream, BK - Black |



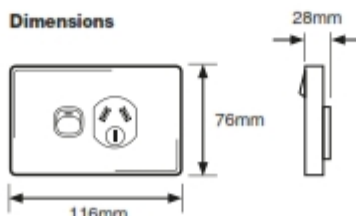
Clipsal's Classic C2000 Series is the perfect solution for residential and commercial applications.

#### Applications

Recommended for residential and commercial environments.

The Classic C2000 Series is a combination of beautiful design, refinement and reliable performance.

#### Dimensions



#### Features

- Available in single and twin variants
- Extra switch variants
- Optional safety shutters and/or neons
- Double pole variants
- Available in 10A, 15A and 20A
- Horizontal mount
- "Backed off" terminal screws
- 84mm mounting centres
- Terminals suit 4 x 2.5mm<sup>2</sup> cable
- Metal cover finishes: GD – Gold, BB – Brushed Brass, BA – Brushed Aluminium, CH – Chrome, GM – Gun Metal, BS – Brass, SS – Stainless Steel
- Optional ID Circuit Identification Window.

#### Warranty

12 months.

## Technical Data Sheet

**CLIPSAL**  
 by Schneider Electric

**NNER  
RPHY**  
 cal pty Ltd

## Classic C2000 Series Flush Switches

### Clipsal C2000 – Flush Switches

#### Specifications

|   |
|---|
| Operational Voltage: 250V a.c. 50Hz                                 |
| Maximum Load: 10A   |
| AS/NZS 3133   |
| Standard Colours:<br>WE - White Electric,<br>CM - Cream, BK - Black |



#### Applications

Recommended for residential and commercial environments the C2000 Classic Series is a combination of beautiful design, refinement and reliable performance.

C2000 Series standard switches can be supplied in 1, 2, 3, 4, 5 and 6 gang formats, meaning that the gridplate and surround are the same size, however, a varying number of switch mechanisms may be used.

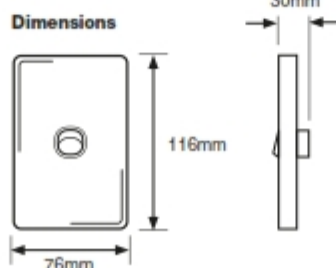
Architrave flush switches are available in 1, 2, 3 and 4 gang formats.

#### Features

- Available in 1, 2, 3, 4, 5 and 6 gang configuration.
- Horizontal or vertical mount.
- Terminals suit 4 x 1.5mm<sup>2</sup> cable.
- 84mm mounting centres.
- Standard with 30M, 1-way/2-way mechanism.
- "Backed off" terminal screws.
- Metal cover finishes: GD – Gold, BB – Brushed Brass, BA – Brushed Aluminium, CH – Chrome, GM – Gun Metal, BS – Brass, SS – Stainless Steel.
- Optional ID Circuit Identification Window.

#### Warranty

12 months.



Schneider Electric (Australia) Pty Ltd

[clipsal.com/techdata](http://clipsal.com/techdata)

## Ordering Guide

### C2000 Series

#### Horizontal and Vertical Flush Switches

| Standard Size Flush Switches - Horizontal Mounting |  |       |       |                  |
|--|--|-------|-------|------------------|
| Cat. No.   | Length   | Width | Depth | Mounting Centres |
| All Products                                       | 116mm  | 76mm  | 30mm  | 84mm             |
| C2031HA  | 1 Gang Switch, 250V/10A, 1-way/2-way - standard size gridplate and surround complete with one 30M switch in horizontal format.     |       |       |                  |
| C2032HA  | 2 Gang Switch, 250V/10A, 1-way/2-way - standard size gridplate and surround complete with two 30M switches in horizontal format.   |       |       |                  |
| C2033HA  | 3 Gang Switch, 250V/10A, 1-way/2-way - standard size gridplate and surround complete with three 30M switches in horizontal format. |       |       |                  |
| C2034HA  | 4 Gang Switch, 250V/10A, 1-way/2-way - standard size gridplate and surround complete with four 30M switches in horizontal format.  |       |       |                  |

| Standard Size Flush Switches - Vertical Mounting |   |       |       |                  |
|--|---|-------|-------|------------------|
| Cat. No.   | Length  | Width | Depth | Mounting Centres |
| All Products                                     | 116mm   | 76mm  | 30mm  | 84mm             |
| C2031VA  | 1 Gang Switch, 250V/10A, 1-way/2-way - standard size gridplate and surround complete with one 30M switch in vertical format.      |       |       |                  |
| C2032VA  | 2 Gang Switch, 250V/10A, 1-way/2-way - standard size gridplate and surround complete with two 30M switches in vertical format.    |       |       |                  |
| C2033VA  | 3 Gang Switch, 250V/10A, 1-way/2-way - standard size gridplate and surround complete with three 30M switches in vertical format.  |       |       |                  |
| C2034VA  | 4 Gang Switch, 250V/10A, 1-way/2-way - standard size gridplate and surround complete with four 30M switches in vertical format.   |       |       |                  |
| C2035VA  | 5 Gang Switch, 250V/10A, 1-way/2-way - standard size gridplate and surround complete with five 30M switches in horizontal format. |       |       |                  |
| C2036VA  | 6 Gang Switch, 250V/10A, 1-way/2-way - standard size gridplate and surround complete with six 30M switches in vertical format.    |       |       |                  |

| Architrave Flush Switches - Vertical Mounting |  |       |       |                  |
|---|--|-------|-------|------------------|
| Cat. No.                                      | Length   | Width | Depth | Mounting Centres |
| C2030   | 76mm   | 35mm  | 30mm  | 55mm             |
| C2032A  | 86mm   | 35mm  | 30mm  | 70mm             |
| C2033A  | 145mm  | 35mm  | 30mm  | 124mm            |
| C2034A  | 145mm  | 35mm  | 30mm  | 124mm            |
| C2030   | 1 Gang Switch, 250V/10A, 1-way/2-way - architrave size gridplate and surround complete with one 30M switch in vertical format.   |       |       |                  |
| C2032A  | 2 Gang Switch, 250V/10A, 1-way/2-way - architrave size gridplate and surround complete with two 30M switch in vertical format.   |       |       |                  |
| C2033V  | 3 Gang Switch, 250V/10A, 1-way/2-way - architrave size gridplate and surround complete with three 30M switch in vertical format. |       |       |                  |
| C2034VA                                       | 4 Gang Switch, 250V/10A, 1-way/2-way - architrave size gridplate and surround complete with four 30M switch in vertical format.  |       |       |                  |

#### Schneider Electric (Australia) Pty Ltd

33-37 Port Wakefield Road,  
Gepps Cross, South Australia 5094

Contact us [clipsal.com/feedback](mailto:clipsal.com/feedback)

National Customer Care Enquiries:  
**1300 2025 25**

[clipsal.com](http://clipsal.com)

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